

72-511

SUBSTITUTE ORDINANCE
NO. 1394

AN ORDINANCE amending King County Zoning Code Resolution No. 25789, as amended, by amending the Zoning Map thereof reclassifying certain property thereon at the request of
CITY OF SEATTLE

Department of Planning File No. 126-72-P.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY

SECTION 1. City of Seattle petitioned on July 28, 1972, that the property described in Section 3 below be reclassified from B-C to C-G and this application was assigned Department of Planning File No. 126-72-P.

SECTION 2. The report and recommendation of the Department of Planning was transmitted to the Zoning and Subdivision Examiner on August 29, 1972, and hearing was held by the Examiner on this matter September 5, 1972. The attached report of the Examiner was filed with the Clerk of the King County Council on September 20, 1972.

SECTION 3. The legal description of the property to be reclassified is attached as Appendix A and is hereby made a part of this Ordinance. The above described property is shown on the attached map which is designated Appendix B and is hereby made a part of this Ordinance.

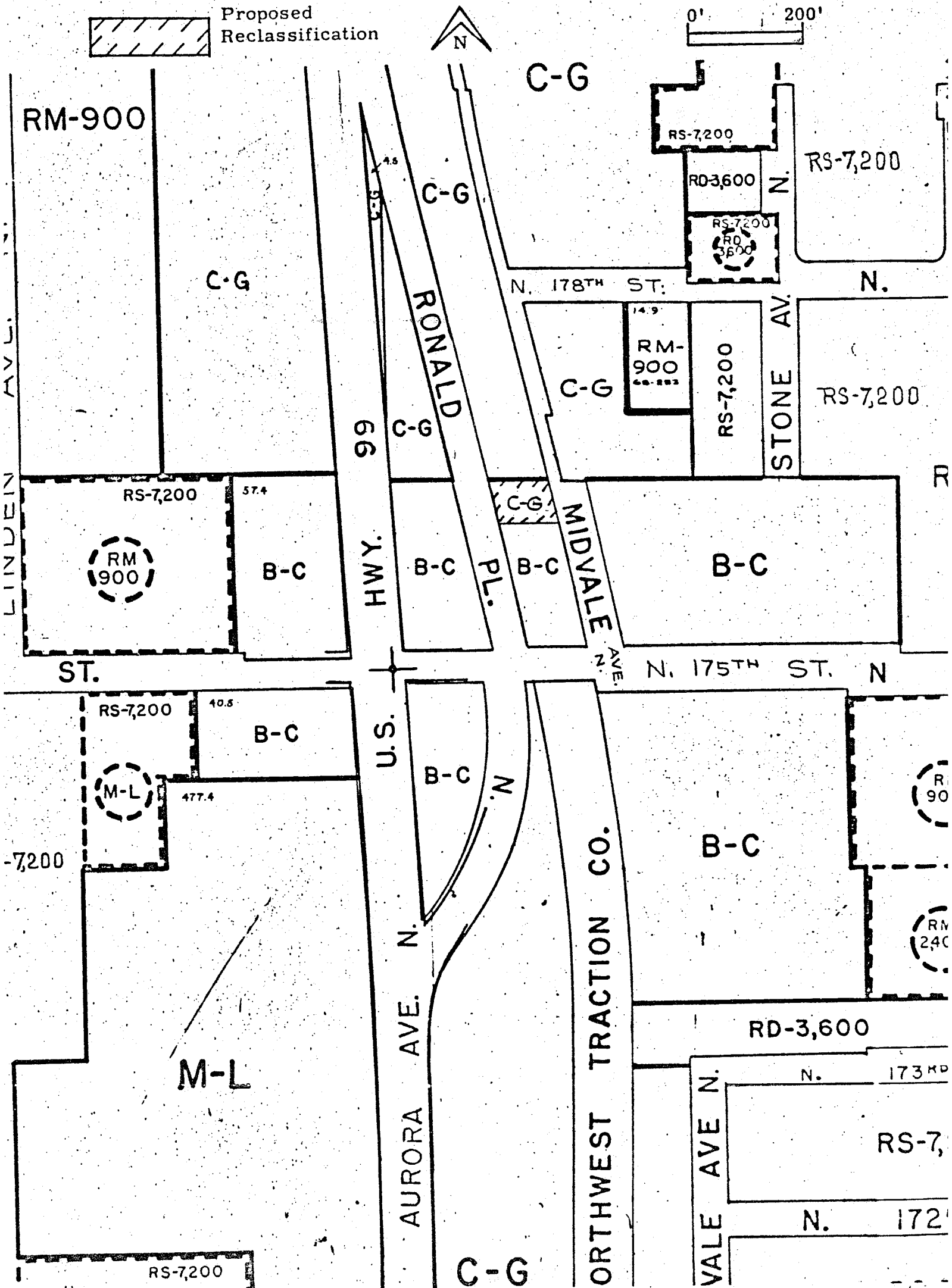
SECTION 4. The King County Council does hereby amend King County Zoning Code Resolution No. 25789, as amended, by reclassifying that property described and shown in Section 3, Appendices A and B above,

APPLICANT: CITY OF SEATTLE
 REQUEST: B-C to C-G
 STR: E 7-26-4

APPENDIX B

Proposed
 Reclassification

0' 200'



to C-G and directs that Area Map E 7-26-4 be modified to so designate.

INTRODUCED AND READ for the first time this 14th day

of August, 1972.

PASSED at a regular meeting of the King County Council

this 2nd day of October, 1972.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Maury Owen
Chairman

ATTEST:

Dorothy M. Owen
Deputy Administrator-Clerk of the Council

DEEMED ENACTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE

APPROVED this _____ day of DATED: Oct 12, 1972

King County Executive

FILE: 126-72-P
APPENDIX A

LEGAL DESCRIPTION

South 70' of that portion of the City of Seattle's Transmission Line Right-of-Way lying within the south 380' of the north 1070' of the SW 1/4 of the NE 1/4 of Section 7, Township 26 North, Range 4 East, W.M., in King County, Washington, EXCEPT the easterly 20' thereof.

September 12, 1972

OFFICE OF THE ZONING AND SUBDIVISION EXAMINER

REPORT AND RECOMMENDATION TO THE KING COUNTY COUNCIL.

SUBJECT: Department of Planning File No. 126-72-P
Proposed Ordinance No. 72-511

CITY OF SEATTLE
B-C to C-G

7,000 square feet (0.16 acres) located between
Ronald Place North and Midvale Avenue North,
approximately 150 feet north of North 175th Street.

SUMMARY OF RECOMMENDATIONS:

Department preliminary:	Approve
Department final:	Approve
Examiner:	Approve

DEPARTMENT REPORT: The Department of Planning preliminary report
on Item 126-72-P was received by the Examiner
on August 29, 1972.

PUBLIC HEARING: After reviewing the Department report, examining
available information on file with the applica-
tion and visiting the property and surrounding
area, the Examiner conducted a public hearing
on the subject as follows:

The hearing on Item 126-72-P was opened by the Examiner at 10:39 A.M.,
September 5, 1972.

All parties having indicated that they were familiar with the Department's
preliminary report, dated September 5, 1972, said report was entered in
the record by reference.

Correspondence contained in the Department's file was read into the
record by reference.

Slides and graphics of the subject property were displayed by the
Department of Planning.

Speaking in support was:

Dennis Dean, Lessee of property
18030 Aurora Avenue North
Seattle, Washington 98133

The Examiner addressed questions to Mr. Dean and the Department of
Planning.

The Department's final recommendation is as appears in their preliminary report; that is to approve.

The hearing on Item 126-72-P was closed by the Examiner at 10:58 A.M., September 5, 1972.

FINDINGS, CONCLUSIONS & RECOMMENDATIONS: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. Statistics:

Requested zone:	C-G
Existing zone:	B-C
Size:	7,000 square feet
Location:	Between Ronald Place North and Midvale Avenue North and 250'± north of North 175th Street.
STR:	7-26-4
Water District:	Seattle
Sewer District:	Ronald
Fire District:	#4
School District:	#412
2. The subject property was classified B-C under the Area Zoning adopted by Resolution No. 35944, on September 3, 1968. Department of Planning files show no specific request was made for more intensive zoning on the subject property at the time of the last area zoning.
3. Purpose of zone classification: The purpose of the C-G classification is to provide for the location of enterprises which may involve some on-premise retail service but with the outside display or fabrication, including manufacturing and processing in limited degree.
4. Principal uses permitted: Any retail use, new and used automobile repair, tire rebuilding, assembly of appliances, automobile laundries, paint, and electrical shops.
5. The subject property and land to the east, south, and west are zoned B-C. The land to the north is zoned C-G.
6. Physical land characteristics of subject property: Level City Light Right-of-Way.
7. Development existing on subject property: Now vacant.
8. Development on adjoining properties: 72' extension of existing building to the north of the subject property.
9. Neighborhood characteristics: Commercial and light industrial area.
10. Access: The subject property is bounded by Midvale Avenue North on the west and Ronald Place North on the east. Primary

access is from Ronald Place.

11. The subject property is in a high value fire protection service area and has access to public water and sewer services. The King County Building Department has issued a building permit for 72' extension to the applicant's existing 253 foot building on adjacent property, part of said extension which would be located on the subject property, presently zoned B-C. That permit was issued on the condition that that portion of the extension situated on the subject property would be used for office purposes, consistent with the B-C zone. The present application is to enable conversion of that B-C usage to be the same as the contiguous existing building on the northerly adjacent C-G zoned property:

CONCLUSIONS:

1. Conformance to applicable Comprehensive Plan Principles and Policies:

B-35: "Facilities and services related to watercraft may locate in fringes of business districts and in those waterfront locations which have convenient access to a major arterial street and adjoin an area of heavier use."

B-36: "Distributive, business service and light fabrication types of uses should be located with access provided to expressways or major arterial truck routes so that traffic will not pass through residential areas. These uses should be located in the fringes of central business districts and the larger urban business areas or adjacent to industrial areas except where special circumstances dictate a separate location."

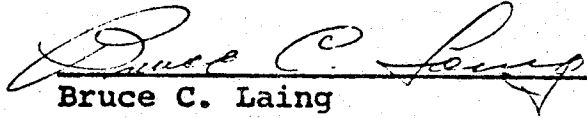
Conclusion: The subject property is functionally convenient to Aurora Avenue North, a major arterial. The proposed use and development of the subject property would not significantly alter traffic volume or pattern from that presently existing in the immediate vicinity of the property. The application conforms to the intent of Policies B-35 and B-36 above.

2. The proposed reclassification would be an expansion of an existing C-G zone. The B-C zoned properties contiguous to the site have not developed in a manner which is conducive to pedestrian traffic. Therefore the proposed reclassification would not disrupt pedestrian circulation between stores in a business center.
3. The proposed reclassification would not be unreasonably incompatible with, nor detrimental to affected properties and the general public.

RECOMMENDATION:

Approve the reclassification.

ORDERED THIS 12th day of September, 1972.


Bruce C. Laing
ZONING & SUBDIVISION EXAMINER

TRANSMITTED this 12th day of September, 1972 by certified mail, to the parties of record:

Raymond Rosen
Dennis Dean
Julian C. Whaley

TRANSMITTED this 12th day of September, 1972 to the following:

King County Department of Planning
King County Department of Public Works
King County Department of Health
Washington State Highway Commission, District #1
Washington State Highway Commission, District #7
City of Seattle, Department of Community Development
Ronald Sewer District

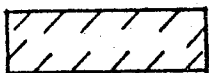
Pursuant to Sections 15 and 17, Article 5, Ordinance 263 notice of appeal must be filed in writing on or before September 19, 1972.

If a notice of appeal is filed on or before September 19, 1972, the appellant will have until September 26, 1972 to file written appeal arguments.

BCL:nlw

APPLICANT: CITY OF SEATTLE
REQUEST: B-C to C-G
STR: E 7-26-4

APPENDIX B

 Proposed
Reclassification

0' 200'

